



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278-8603

**DECISION**

**VARIANCE Case# FY08-06**

**Zone: Residence A**

**Property Location: 20 Pleasant St., Uxbridge, MA**

**Town of Uxbridge Assessor's Map 24A, Parcel 2418 and 2426**

**Worcester County District Registry of Deeds' Bk. 22183, Pg. 392**

**Applicant Name(s)/Owner Name(s): Margaret Manship c/o Fiduciary Trust Co., Conservator**

**FY 08-06:** – The applicant / owner of record, Margaret Manship c/o Fiduciary Trust Co., Conservator, is seeking, in the Residence A Zone, a Frontage Variance of 39.8 ft. from the 125 ft. Frontage requirement, on a lot located at 20 Pleasant St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 24A, Parcel 2418 and 2426, and recorded in the Worcester County District Registry of Deeds Bk. 22183, Pg. 392, in order to demolish an existing single family structure and construct a proposed new 4-unit residential dwelling that meets all setback requirements. The public hearing was held on August 1, 2007, and closed following input. The lot shape and size has changed periodically over any decades, although it appears to have had 85 feet of frontage throughout these changes.

**Vote:** At a meeting of the Town of Uxbridge Zoning Board of Appeals on September 5, 2007, a **Motion** was made by Mr. Bentley to deny the application for Variance since no facts were presented to establish hardship as required by MGL Chapter 40A Section 10. Seconded by Mr. Lutton, the motion carried unanimously.

**Voting Board Member Signatures:**

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Mark Wickstrom

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Thomas Bentley

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Charles Lutton

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Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

If the rights authorized by this / these Variance(s) are not exercised within one (1) year of the date granting this /these Variance(s), such rights shall lapse. Upon written application from the applicant for an extension, provided same is filed prior to the expiration of such one (1) year period, the Zoning Board may extend these rights for a period not to exceed six (6) months.